

RESTRICTIVE COVENANTS FOR SECTION "B" NICHOLS SUBDIVISION

The following restrictive covenants shall apply to all of the land in Section "B" Nichols Subdivision as shown on the within Plat in Section 2, Township 2, Range 6 West in DeSoto County, Mississippi.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling and a private garage for not more than two cars, and separate detached buildings incidental to each use. Two or more lots may be combined for use as one lot, and in such case, the interior lot lines may be disregarded insofar as side yard requirements are concerned. In the event two or more lots are combined to use as a single lot, under one ownership, no part of the combined lots may be sold or conveyed without subdivision approval as may be then required by the appropriate governing authority.
2. No building shall be erected, placed or altered on any lot until the construction plans and specifications have been approved by Joe C. Nichols and Katherine D. Nichols for so long as they own any lot in the subdivision.
3. No dwelling shall be permitted in Section "B" Nichols Subdivision having a ground floor area in the main structure of less than 1100 square feet and less than 900 square feet in a two story structure, exclusive of porches and garages. All dwellings will be of brick veneer construction.
4. All wells and sanitary facilities must be approved by the Mississippi State Health Department before being used.
5. All dwellings and other structures constructed on the lots must be in compliance with the requirements of the DeSoto County Planning Commission and its successors.
6. Easements five feet wide for installation and maintenance of utilities and drainage facilities are reserved over the rear and along both sides of each lot.
7. No obnoxious or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
9. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
10. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Witness the signature of the owners this the \_\_\_\_\_ day of \_\_\_\_\_, 1968.

Joe C. Nichols

Katherine D. Nichols

OWNERS CERTIFICATE OF DEDICATION

We, Joe C. Nichols and Katherine D. Nichols, the undersigned owners of the property shown hereon, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that we are the owners in fee simple of the property, and that said property is not encumbered by any mortgage, or any taxes that have become due and payable. This the \_\_\_\_\_ day of \_\_\_\_\_, 1968.

Joe C. Nichols

Katherine D. Nichols

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, Joe C. Nichols and Katherine D. Nichols, who acknowledged that they signed and delivered the foregoing plat and certificate on the day and date therein mentioned for the purposes therein expressed.

Given under my hand and official seal of office this the \_\_\_\_\_ day of \_\_\_\_\_  
1968.

Notary Public

My Commission Expires:                     

CERTIFICATE OF SURVEY

I hereby certify that I have surveyed the above described property, and that this plat conforms with said survey, and that same is true and correct.

R.L. Cooper  
R.L. Cooper  
State Certificate No. LS

All driveways and / or culvert will be the responsibility of subdivisor and not by Board of Supervisors.

Approved by the DeSoto County Planning Commission, this the 30<sup>th</sup> day of April, 1968.

Attest:  
J. F. Tinker  
Secretary

By: K. P. Crook  
Chairman

Approved by the Board of Supervisors of DeSoto County, Mississippi, on this  
the 8<sup>th</sup> day of May, 1968.

Attest:  
H. A. [Signature]  
 Clerk of the Board

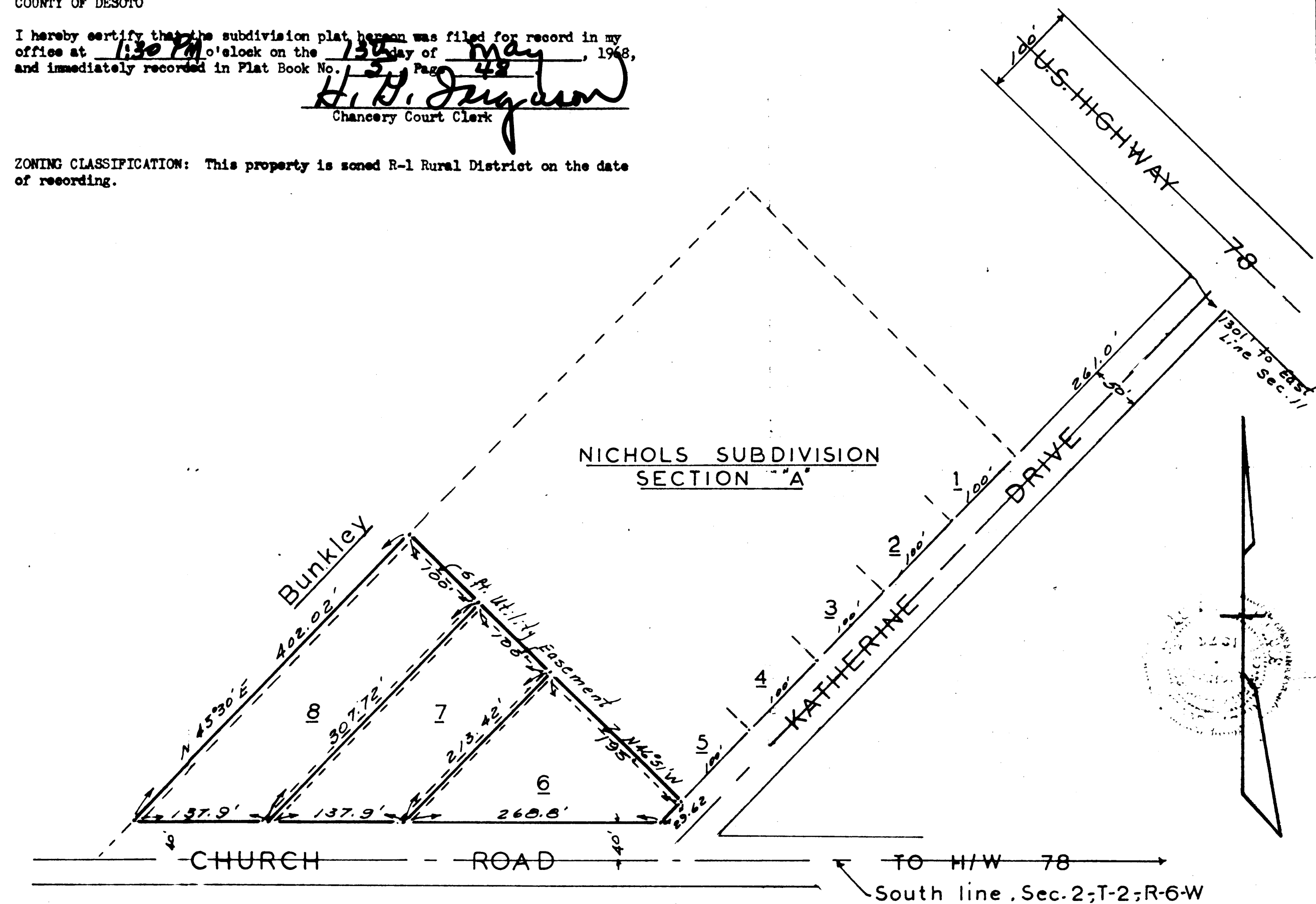
By: B. G. [Signature]  
President  
(Seal)

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

I hereby certify that the subdivision plat hereon was filed for record in my office at 1:30 PM o'clock on the 13th day of May, 1968 and immediately recorded in Plat Book No. 13, Page 48

Chancery Court Clerk

**ZONING CLASSIFICATION:** This property is zoned R-1 Rural District on the date of recording.



NICHOLS SUBDIVISION  
2.46 Acres of Section 2,T-2S,R-6-W  
DESOTO COUNTY,MISS.

APRIL 1968 SCALE: 1"=100'

SECTION "B

R. L. COOPER, Engineer



Graphic Scale in Feet